

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **AUGUST 22, 2006** HELD IN THE TOWN COUNCIL **CHAMBERS**, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 AM. by Chair Baily.

ATTENDANCE

Members Present:

Sandy Baily, Associate Planner

Suzanne Davis, Associate Planner

Joel Paulson, Associate Planner

Julie Linney, Fire Department

Anthony Ghioffi, Senior Building Inspector

Fletcher Parsons, Associate Engineer

Vu Nguyen, Planner

Roshan Mehdizadeh, Engineering Intern

PUBLIC HEARINGS

ITEM 1: 14830 Blossom Hill Road
Architecture and Site Application S-06-043

Requesting approval to construct a new residence on property zoned HR-1.

APN 527-18-013

PROPERTY OWNER: Sandra Anderson and Patricia McRoberts

APPLICANT: The Building Works

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:
 - James Siga*, neighbor, thanked Town staff and the applicant for working with resolving his privacy and tree screening concerns. Discussed drainage concerns.
 - Mark Devlin*, neighbor, also expressed concern about drainage and tree screening for privacy.
5. Public hearing closed.
6. *Ghioffi* moved to approve the application subject to the conditions presented and as modified to meet neighbors privacy concerns with the following findings and considerations:
 - a. That the proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
 - b. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.
7. *Parsons* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 2: 276 Garden Hill Drive
Architecture and Site Application S-07-07

Requesting approval to modify a previous approval, to allow a technical demolition and construction of a new home on property zoned R-1:8. APN 424-24-071.

PROPERTY OWNER/APPLICANT: Craig Neimeyer

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was not present.
4. Members of the public were not present.
5. Public hearing closed.
6. *Fletcher* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - a. That the proposed project is categorically exempt, pursuant to Section 15303 of the California Environmental Quality Act as adopted by the Town; and
 - b. As required by Section 29.10.09030 (e) of the Town Code, for the technical demolition of the existing single family residence in that:
 - (1) The Town's housing stock will be maintained because a new house is proposed; and
 - (2) The existing structure is not historically or architecturally significant; and
 - (3) The property owner does not want to maintain the existing structure; and
 - (4) The economic utility of the building has been exceeded; and
 - c. That the project is in conformance with the considerations for Architecture and Site applications as set forth in Section 29.20.150 of the Zoning Ordinance.
7. *Fletcher* seconded, motion passed unanimously.
8. Appeal rights were cited.

ITEM 3: 14730 Eastview Drive
Architecture and Site Application S-06-59

Requesting approval to demolish and existing single family residence and to construct a new single family residence on property zoned R-1:12. APN 409-27-22.

APPLICANT: Noel Cross, Architect

PROPERTY OWNER: John & Karen Boncher

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Fletcher* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - a. That the project is Categorically Exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town.
 - b. As required by Section 29.10.09030(e) of the Town Code for the demolition of a single family residence in that:

- (1) The Town's housing stock will be maintained as the house will be replaced.
 - (2) The existing structure has no architectural or historical significance, and is in poor condition.
 - (3) The property owner does not desire to maintain the structure as it exists; and
 - (4) The economic utility of the structure is poor and it is not viable to remodel and expand the existing house.
- c. That the project is in compliance with the Residential Development Standards for single-family homes not in hillside residential zones.
 - d. As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project.
7. *Ghiossi* seconded, motion passed unanimously.
 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:25 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner